



PUBLIC HEARING AGENDA

AGENDA

BOARD OF ADJUSTMENT

W E D N E S D A Y

MARCH 23, 2005

(7:00 PM)

(COUNCIL CHAMBERS – 31 EAST FIFTH STREET)

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.

- **Monthly Board Dinner, 5:30 – 6:30 PM.** Located at the Development Services Department Conference Room (southeast corner of the garden level), 31 East Fifth Street.
- **Pre-Session – begins at 6:15 PM** – Development Services Conference Room. The Board of Adjustment reserves this time to discuss informally any item(s) appearing on the Regular Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.
 - Review of proposed Consent Agenda on the current agenda.
 - Review of discussion and continued items on the current agenda for Board clarification.

AGENDA

Consideration of Hearing Minutes: (February 23, 2005)

(ALL CASES LISTED ARE BEING PROCESSED UNDER ZONING ORDINANCE 808.)

CASE REVIEW – CONTINUED FROM 2/23/05 BOARD OF ADJUSTMENT:

1. **BA040264** Request by **V1 MOTORSPORTS** for a variance to allow an individual freestanding tenant sign in lieu of a center identification sign located at 2412 North Scottsdale Road, Suite 101 in the C-2, General Commercial District.
(CONT FROM JANUARY 26, 2005 BOARD OF ADJUSTMENT)
(CONT FROM FEBRUARY 23, 2005 BOARD OF ADJUSTMENT)

Review of the following for possible revocation of use permits per the Board of Adjustment's direction due to non-compliance with conditions of approval:

2. **BA030183** Request by **SCOTTSDALE MOTOR COMPANY** for a use permit to allow the sales and leasing of motor vehicles including the sale of accessories located at 2404 North Scottsdale Road in the C-2, General Commercial District.
(Use permit was issued 27 August 2003.)

3. **BA040199** Request by **VISION ONE MOTORSPORTS** for a use permit to allow the installation and sale of automotive accessories located at 2412 North Scottsdale Road, Suite Nos. 101-103, in the C-2, General Commercial District.
(Use permit issued 27 October 2004.)
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ADDITIONAL SCHEDULE OF CASES:

4. **BA040132** Request by **NORTH TEMPE MULTI-GENERATIONAL CENTER** for the following located at 1555 North Bridalwreath Street in the R1-6, Single Family Residential District:
- a. Use permit to allow an antenna (microwave receiver) greater than 35 feet above grade. **REACTIVATED BY APPLICANT**
 - b. Use permit to allow parking-by-demand.
 - c. Variance to allow parking-by-demand for a building with less than 100,000 s.f. in area.
 - d. Variance to waive the required screening for the antenna (microwave receiver). **REACTIVATED BY APPLICANT**
 - e. Variance to increase the maximum allowable building height from 30 feet to 38 feet.
 - f. Variance to increase the maximum allowable fence height from 4 feet to 8 feet in the required front yard setback.
 - g. Variance to reduce the front yard building setback from 25 feet to 23 feet. **ADDED BY APPLICANT**
- (CONT FROM FEBRUARY 23, 2005 BOARD OF ADJUSTMENT)**
(READVERTISED DUE TO VARIANCES A & D REACTIVATED AND ADDITION OF VARIANCE G)
5. **BA050010** Request by the **ALLEN RESIDENCE** for a variance to reduce the east rear yard setback from 20 feet to 12 feet for a detached structure (horse stall) located at 8637 South Newberry Lane in the AG, Agricultural District.
(CT FROM FEBRUARY 23, 2005 BOARD OF ADJUSTMENT)
6. **BA050011** Request by **NECKBEARD'S SODA BAR** for a use permit to allow a non-alcohol serving night club with live entertainment located at 7 West Baseline Road in the CCR, Convenience Commercial Restricted District.
7. **BA050013** Request by **GETHSEMANE LUTHERAN SCHOOL** for a variance to reduce the required number of parking spaces from 56 to 48 45 located at 1005-1011 East Guadalupe Road in the R/O, Residential District. **MODIFIED BY APPLICANT**
(CONT FROM FEBRUARY 23, 2005 BOARD OF ADJUSTMENT)
READVERTISED DUE TO CHANGE IN CASE DESCRIPTION

8. **BA050016** Request by the **THELANDER RESIDENCE** for a variance to reduce the east side yard setback from 20 feet to 10 feet located at 1420 West Knox Road in the AG, Agricultural and Southwest Overlay Districts.
(CONTINUED FROM MARCH 1, 2005 HEARING OFFICER)

Advertised Agenda, 3/3/05; 1:00 PM